DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

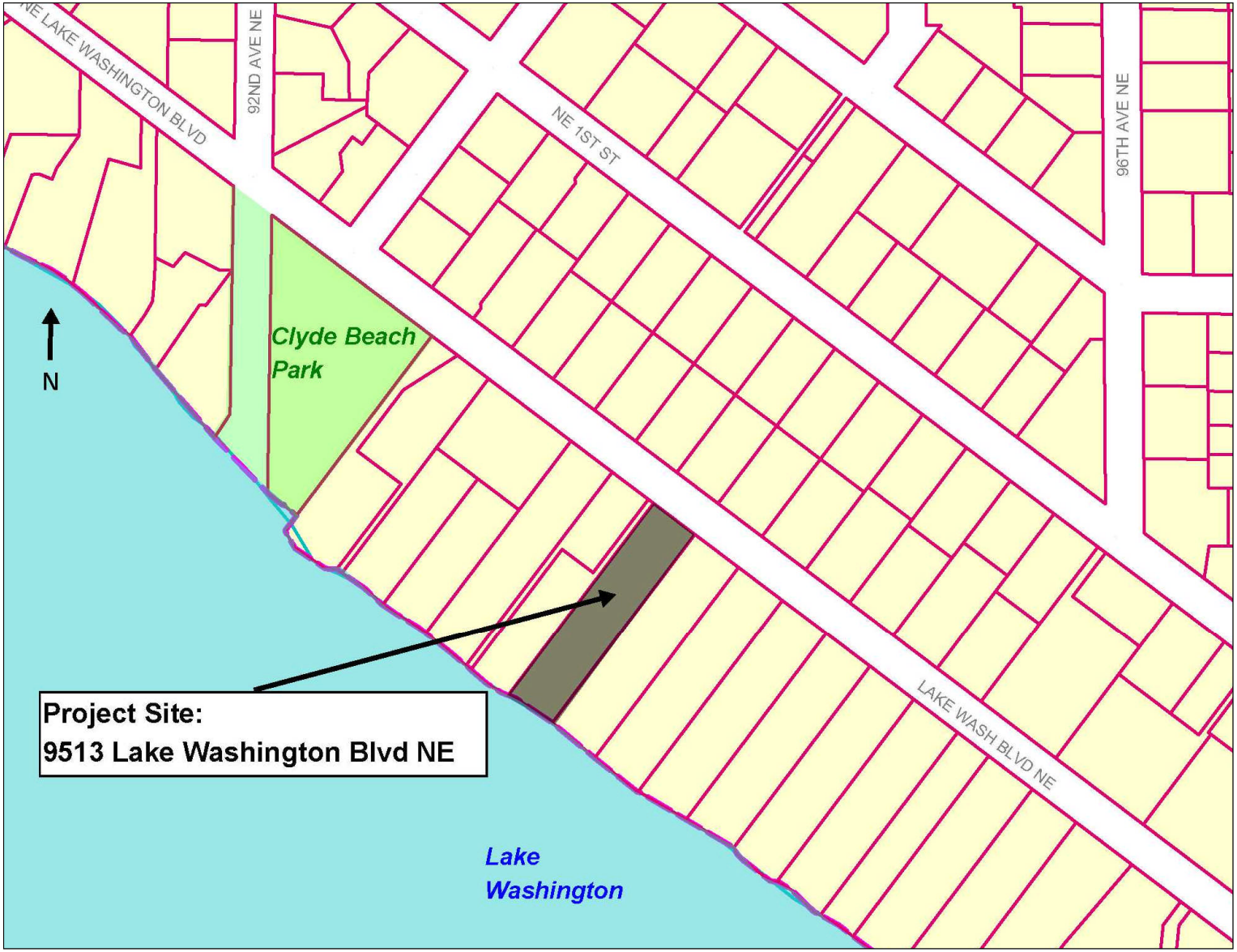
The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	12-117676-LO and 12-117675-WG
Project Name/Address:	Dock Repair 9513 Lake Washington Blvd NE
Planner:	Reilly Pittman
Phone Number:	425-452-4350
Minimum Comment Period:	**August 16, 2012**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

Dock Repair
File Number: 12-117676-LO and 12-117675-WG



SEPA Checklist Reviewed by Reilly Pittman on 7/27/2012

City of Bellevue Submittal Requirements | 27

ENVIRONMENTAL CHECKLIST

4/18/02

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Received
JUL 12 2012
Permit Processing

RP

City of Bellevue Submittal Requirements | 27a

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: Different View L.L.C.

Proponent:

Contact Person: Evan Wehr
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 203 N 36th St. Suite 201 Seattle WA 98103

Phone: 206-706-3937

Proposal Title: Piacentini Shoreline Restoration

Proposal Location: 9513 NE Lake Washington Blvd.
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Reconfigure Section of pier, remove rock groin.
2. Acreage of site: 0.67
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): 19
8. Proposed land use: No Change
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other

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Estimated date of completion of the proposal or timing of phasing: Fall 2012 or Summer 2013

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Critical Areas Report

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.
None Known

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.
Army Corps Approval
HPA from WDFW

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☒ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site: ☐ Flat ☐ Rolling ☒ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? ~30%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

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d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None Known

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

710 cubic yards of crushed rock

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No Change

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

automobile during construction

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

None

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

Lake Washington

RP

appropriate, state what stream or river it flows into.

Lake Washington

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Yes

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

remove 25 cubic yards of rock (groin)
10 cubic yards of boulders added
25 cubic yards of spawning gravel mix added.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

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c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None

4. Plants

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened or endangered species known to be on or near the site.

None Known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

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5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☒ Birds: hawk, heron, eagle, songbirds, other:

☐ Mammals: deer, bear, elk, beaver, other:

☒ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

Chinook Salmon, Steelhead, Bull trout

c. Is the site part of a migration route? If so, explain.

Salmon migrate through Lake Washington

d. Proposed measures to preserve or enhance wildlife, if any:

None

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

(1) Describe special emergency services that might be required.

None

(2) Proposed measures to reduce or control environmental health hazards, if any.

None

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b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

None

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

High levels of noise from driving one pile and lower levels of noise from construction. **Noise regulated by BCC 9.18**

(3) Proposed measures to reduce or control noise impacts, if any:

Work will take place during appropriate construction hours.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Residential

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

Single family Residence, Garage, Guest House, Pier

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

Residential R-1.8

f. What is the current comprehensive plan designation of the site?

Unknown **Single Family Low Density**

g. If applicable, what is the current shoreline master program designation of the site?

Unknown

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Lake Washington shoreline

I. Approximately how many people would reside or work in the completed project?

N/A

j. Approximately how many people would the completed project displace?

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

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i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

~8' above the ordinary high water mark.

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

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c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light or glare impacts, if any:

None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Boating and Fishing

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None Known

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None Known

c. Proposed measures to reduce or control impacts, if any:

None

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Lake Washington Blvd.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes

c. How many parking spaces would be completed project have? How many would the project eliminate?

N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not Including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Lake Washington

RP

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A

g. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

a. ~~Circle utilities~~ currently available at the site: electricity, natural gas, water, refuse service, telephone, ~~sanitary sewer, septic system, other.~~

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

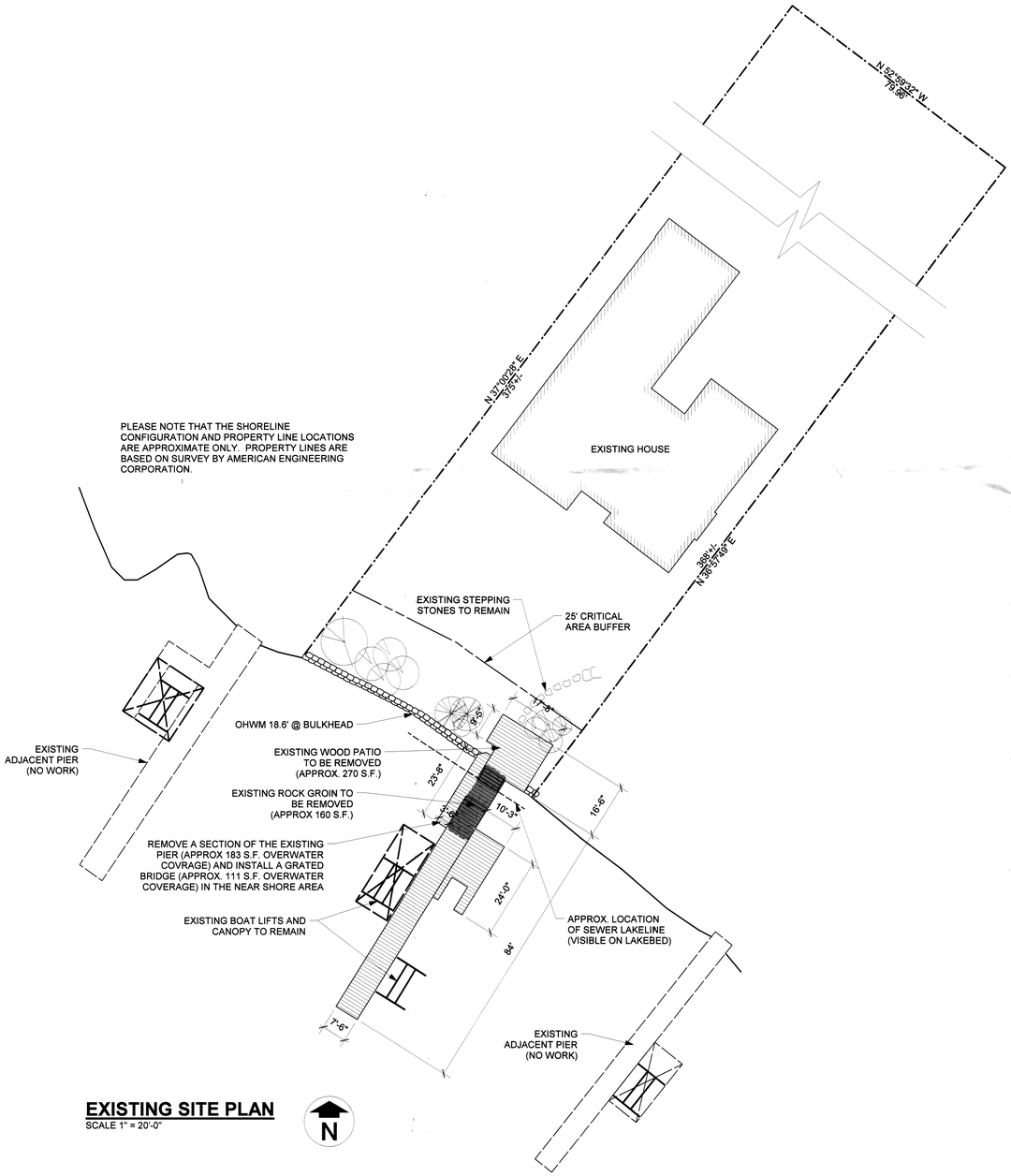
Signature.....

Date Submitted.....7/11/2012.....

RP

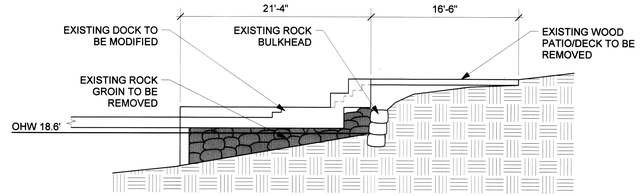
PIACENTINI SHORELINE RESTORATION

PROJECT INFORMATION,
SITE PLAN, SECTIONS

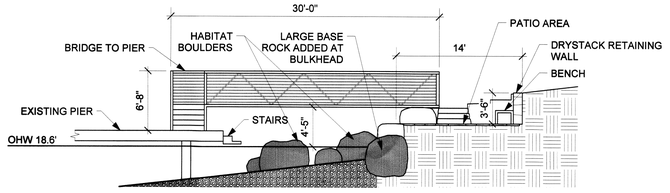


EXISTING SITE PLAN
SCALE 1" = 20'-0"

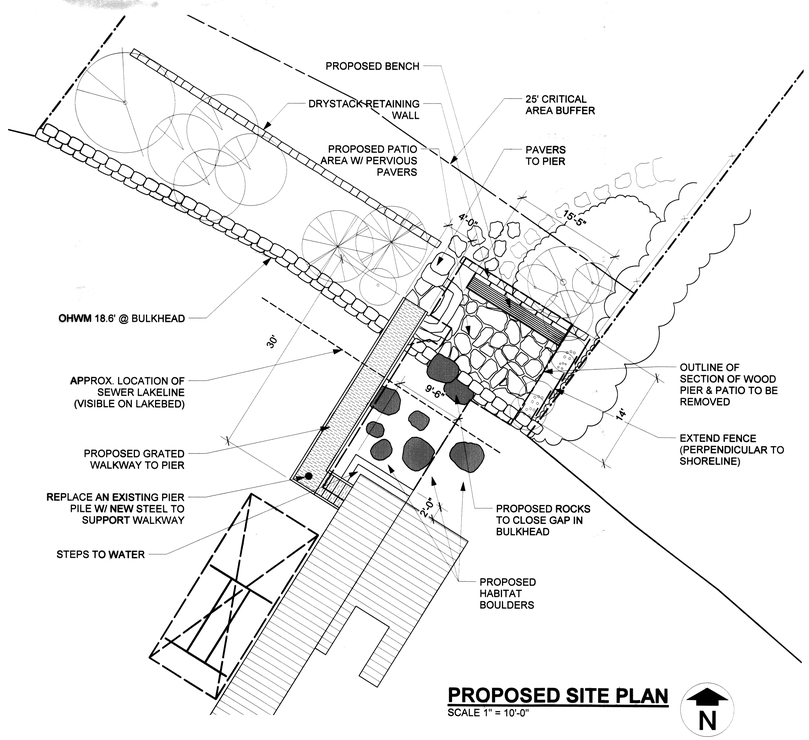
PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE ONLY. PROPERTY LINES ARE BASED ON SURVEY BY AMERICAN ENGINEERING CORPORATION.



EXISTING SECTION DETAIL
SCALE 1/8" = 1'-0"

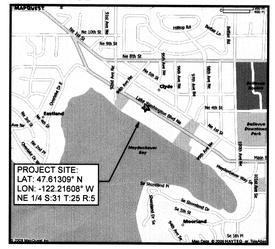


PROPOSED SECTION DETAIL
SCALE 1/8" = 1'-0"



PROPOSED SITE PLAN
SCALE 1" = 10'-0"

VICINITY MAP



PROJECT INFORMATION

OWNER:
DIFFERENT VIEW LLC

SITE ADDRESS:
9513 NE LAKE WASHINGTON BLVD
BELLEVUE, WA 98004

PARCEL NUMBER:
2498100055

BODY OF WATER:
LAKE WASHINGTON

LEGAL DESCRIPTION:
FAYS LOCHLEVEN LOTS & SH LDS ADJ

PROJECT DESCRIPTION:
RECONFIGURE AN EXISTING PIER BY REMOVING THE NEAR SHORE SECTION OF THE PIER (APPROX 183 S.F. OVERWATER COVRAGE) AND INSTALLING A GRATED BRIDGE (APPROX. 111 S.F. OVERWATER COVERAGE). ONE 12" DIA. WOOD PILE WILL BE REPLACED WITH A 10" DIA. STEEL PILE TO SUPPORT THE LANDING FOR THE BRIDGE AT THE PIER. REMOVE AN EXISTING ROCK GROIN (APPROX 160 S.F.). REPLACE A WOOD PATIO WITH A PERVIOUS PAVER PATIO (APPROX 270 S.F.). EXTEND THE EXISTING FENCE TOWARDS THE SHORELINE.

DESIGN TEAM:

EVAN WEHR
ECCO DESIGN INC.
203 N. 36TH ST. SUITE 201
SEATTLE, WA 98103
P: 206-706-3937
F: 206-706-5276

ROBERT EDSON SWAIN ARCHITECTURE & DESIGN
2300 WEST COMMODORE WAY STE 201
SEATTLE, WA 98199
P: 206-784-4822

ecco design inc.
Architecture
203 N 36th St. Suite 201
Seattle, WA 98103 206 706 3937

DIFFERENT VIEW LLC
9513 NE LAKE WASHINGTON BLVD.
BELLEVUE, WA 98004

DATE: 7/11/2012

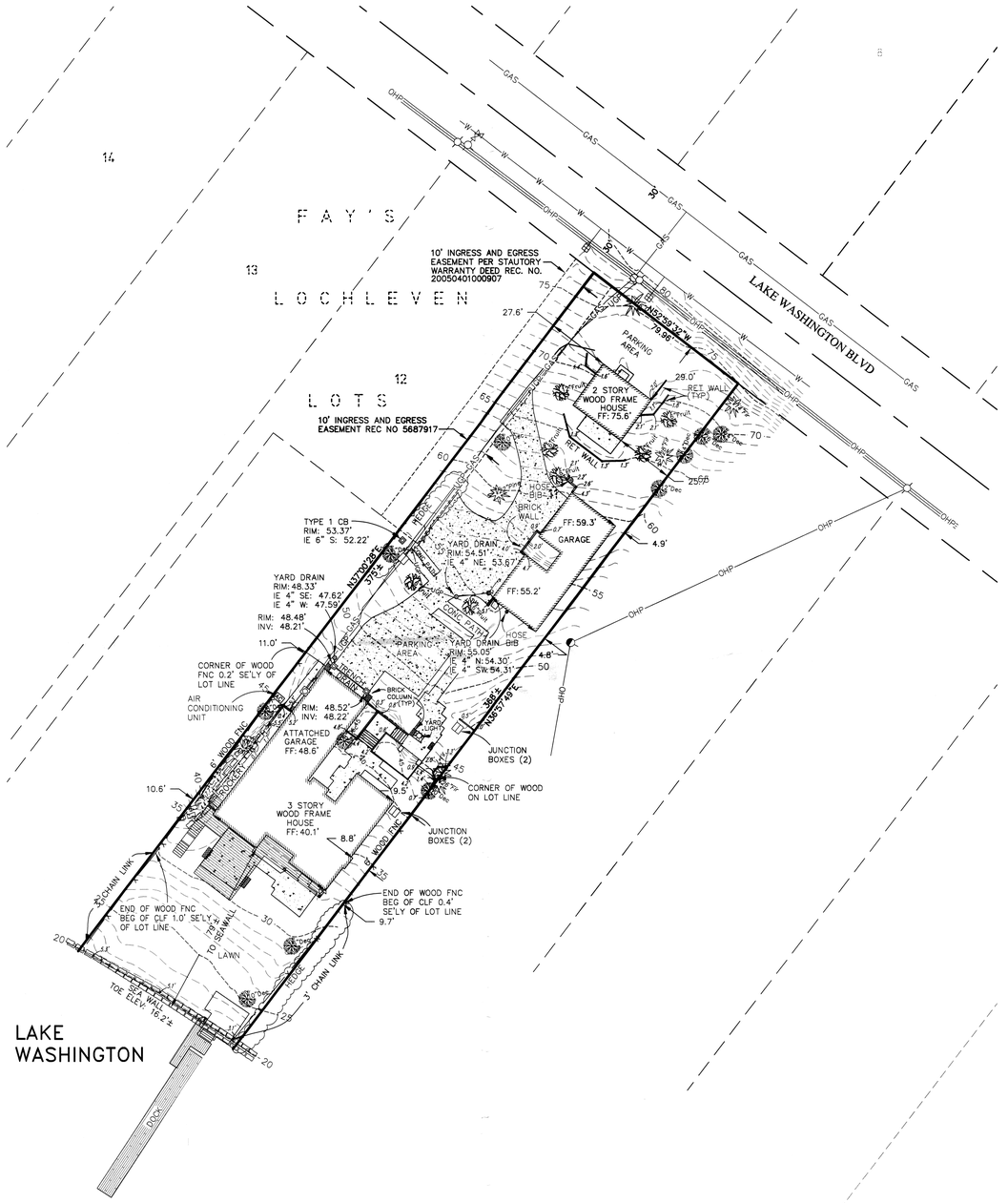
REVISIONS:

Received
JUL 12 2012
Permit Processing

A1

SW4, NE4, SECTION 31, TWP. 25N, R. 5E, W.M.
KING COUNTY, WASHINGTON

GRAPHIC SCALE
15 0 15 30 60
1 INCH = 30 FT.



LEGEND

- YARD DRAIN
- TYPE 1 DRAIN CATCH BASIN
- ELECTRICAL J-BOX
- WATER METER
- IRRIGATION CONTROL VALVE BOX
- HOSE BIB
- GAS VALVE
- GAS METER
- UTILITY POLE
- GUY POLE

BENCHMARK & VERTICAL DATUM

CITY OF BELLEVUE BENCHMARK NO. 286
LOCATED ON THE CENTERLINE OF LAKE WASHINGTON BOULEVARD NE, NORTHWEST OF HOUSE NO. 9621
TOP OF BRASS CAP IN CASE
ELEVATION: 113.32 US FEET NAVD 1988

LEGAL DESCRIPTION

LOT 11, FAY'S LOCHLEVEN LOTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 23 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.

SITE ADDRESS

9513 LAKE WASHINGTON BOULEVARD NE
BELLEVUE, WA 98004

5 SECOND DIRECT READING TOTAL STATION METHOD: TRAVERSE AND RADIAL SURVEY. PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS. REQUIRED BY WAC 332-130-090.

Revisions			
No.		Date	By
1	ADJUSTED TOPO TO NAVD88 DATUM. ADDED EASEMENT	10-3-06	MLS

Date 8-15-06
Scale 30
Drawn DMc/MLS
Surveyed RSB/DMc
Checked GTC

TOPOGRAPHIC & ASBUILT SURVEY
FOR
MONICA NICOLI AND DIEGO PIACENTINI
BELLEVUE, WASHINGTON

GARY T. CHRISTENSEN STATE OF WASHINGTON 30444 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: JULY 30,

American Engineering Corporation
Engineers • Planners • Surveyors
4032 148th Ave. N.E.
Redmond, WA 98052
PHONE (425) 881-7430 Fax (425) 881-7731

File path & Name
P:\Projects\2006\0656\Survey\Dwg\S0656TP30.dwg 10/17/2006 8:10:02 AM PST

JOB NO. 0656
SHEET 1 OF 1

Received
JUL 12 2012
Permit Processing

Piacentini Shoreline Reconstruction

Critical Areas Report

Prepared for

Tend Home Services,
Jon Bate
11210 81st Ave NE,
Kirkland, WA 98034

And

The City of Bellevue
450 110th Ave. NE
P.O. Box 90012
Bellevue, WA 98009

Prepared by

Northwest
Environmental Consulting, LLC

3639 Palatine Ave N
Seattle, WA 98103
206-234-2520

June, 2012

Introduction

Tend Home Services is proposing to rebuild an existing dock access and patio along Meydenbauer Bay in Lake Washington within the City of Bellevue at 9513 NE Lake Washington Blvd. Bellevue, WA 98004.

The owner would like to modify a pier, bulkhead and patio within the shoreline of Lake Washington. The proposed project does not fit specifically to what is approved by the City of Bellevue (COB) Shoreline Code (20.25E.080N). In order to have the project approved by the City of Bellevue, a critical areas report must be submitted as part of an application for a specific development proposal. This report was prepared to meet the requirements of the COB Code (20.25H.250).

Site Description

The site was visited by Brad Thiele, Biologist with Northwest Environmental Consulting, on May 31, 2012. The site was inspected for critical areas and existing habitat quality. The property is a lake front parcel located at 9513 NE Lake Washington Blvd. Bellevue, WA 98004, in the City of Bellevue, on the shore of Lake Washington in Meydenbauer Bay. A single family home and guest house are located on the property. A small lawn area with a mix of native and oranmental landscaping exists between the house and the shoreline. The shoreline is planted with a mix of ornamental and native shrubs. The shoreline is bulkheaded with a basalt wall within the OHWM of Lake Washington. A timber dock extends about 84 feet into Lake Washington and is accessed by an existing bridge supported by a basalt groin. A treated timber patio exists that extends out to the edge of the basalt bulkhead. See attached Figures and Photos.

Critical Areas

The only Critical Area on the property is Lake Washington. Lake Washington is regulated as a shoreline of the state. No wetlands or streams are present on adjacent properties (City of Bellevue iMap 2012).

Project Description

The proposed project will remove an existing 160 sq. ft. groin under the existing nearshore dock and construct a 28 foot long by 4 foot wide grated walkway about 5 feet above the OHWM that will connect the shoreline to the existing unaltered dock about 24 feet from shore. The new walkway will be adjacent to the removed groin. Steps will be added within the footprint of the existing dock providing access back to the shoreline. The 2 foot by 9.5 foot (19 sq. ft.) steps will be about 15 feet from shore in an area that is currently part of the groin. The existing 5 foot tall bulkhead will be pulled back and the angular basalt removed that is currently covered by a timber deck. Stones (likely basalt) will replace the basalt bulkead at this location. The project will also remove an existing 270 sq. ft. treated timber deck along the shore line and replace it with a flagstone stormwater-permeable patio and retaining wall to lower the patio to match the grade of the stepped back bulkhead . Up to 6 rounded stones 3 to 5 feet in diameter will be placed in the water between the dock and shoreline to create habitat and swim features along the shoreline. These rounded stones will

be placed mostly within the footprint of the existing groin. Other project elements include completing an existing steel plate fence to the edge of the bulkhead.

The project will result in removal of 160 square feet of groin and 183 square feet of pier to be replaced with a 111 square feet grated walkway, resulting in a decrease of 72 square feet of over water coverage. The new grated walkway will be at least 42% open and 4 feet 5 inches above the OHWM resulting in less shading impacts on the shoreline.

Applicable Regulations

Shorelines are specifically designated water bodies termed "shorelines of the state." In the City of Bellevue, regulated shorelines encompass Lake Washington, Lake Sammamish, Mercer Slough, Larsen Lake, and Phantom Lake. Shorelines include the waterbody, a minimum distance of 200 feet from the water's edge, and any associated floodways, floodplains, and wetlands.

The City of Bellevue Code Part 20.25E, Shoreline Overlay District, applies to this project. As part of the Lake Washington shoreline, the project site is a Shoreline Critical Area and any modification requires a Critical Areas Report.

Specific requirements of the code are discussed below.

The project is also subject to the standards prescribed by the U.S. Army Corps of Engineers Regional General Permit 3, for family piers.

Habitat Assessment

The property and adjacent properties are single family homes. Vegetation consists of lawns and a mix native and ornamental landscaping. A 5-foot-tall basalt bulkhead runs the length of the property and is continuous with adjacent properties. Shrubs on the property overhang the bulkhead west of the dock access. The existing groin collects gravels, driftwood, and trash migrating down the shoreline. The east side of the groin has collected the gravels. The west side of the groin is deeper and aquatic vegetation is growing, and finer materials have settled onto the bottom. The groin extends out about 24 feet from the shoreline and migrating fish will congregate on the east side of the groin.

Species of Local Importance

Salmon species are present within Lake Washington, including species listed under the federal Endangered Species Act (ESA). Listed species include Puget Sound Chinook (threatened), Puget Sound steelhead (threatened), and bull trout (threatened). Other species of important local significance include kokanee, cutthroat trout, Coho salmon, and sockeye.

Impacts

Direct Effects

The primary direct effects of the activities associated with construction of the project include:

- temporary impacts to water quality from increases in turbidity, as well as potential for accidental spills of hazardous materials (fuel) from removal of the existing groin,
- noise and general disturbance generated from construction activities, and
- removal of a treated timber deck that may leach wood preservatives into Lake Washington.

Indirect Effects

The primary indirect effects of the activities associated with construction of the project include

- beneficial changes to sediment migration along the shoreline,
- increases in nearshore productivity,
- enhanced fish migration along the shoreline.

Cumulative Impacts

The project will not have cumulative impacts because no new structures are proposed.

Mitigation Measures Required

20.25E.080.B3 and 4 state that the project must be designed to protect existing vegetation and prevent erosion. The conversion of the basalt bulkhead and groin to a softer shoreline armoring approach prevents erosion while promoting healthy shoreline vegetation and a shoreline that should be less reflective of waves.

20.25E.080.E.3 distinguishes between standards for minor and major shoreline armoring repairs. The proposed work constitutes a bulkhead replacement and meets the development standards for new work as required under 20.25H.080.E.2. The boulders to be placed in the transitional zone will function as a soft armoring technique, which is encouraged under the code.

20.25E.080.N.2 provides guidance for repair and partial replacement activities. Existing structures may be modified or partly replaced as long as certain improvements are made. This project complies with the improvement requirement by reducing the surface area of overwater structure within the first 30 feet waterward of the shoreline, removing the groin, removing skirting, installing partial grating, and preserving native planting in the nearshore zone.

20.25E.080.Q.4 states that fences essentially parallel to the shoreline are not permitted in the critical area buffer. The fencing to be extended to the top of the embankment is perpendicular to the shoreline and denotes the southeastern property boundary.

The patio to be replaced is an existing structure that constitutes an appurteance, necessarily connected to the use and enjoyment of a single-family residence, as defined by 20.25E.055.E.

Shoreline Functions and Values Assessment

Existing Shoreline Conditions

Currently the near shore environment functions to provide fish with foraging opportunities. The littoral zone of the lake provides resources for phytoplankton and aquatic macrophytes. Shoreline vegetation provides shading that moderates water temperatures during summer months and creates refuge for juvenile salmonids. The current shoreline hinders fish migration along the shoreline due to the existing groin.

Potential Shoreline Impacts

The proposal will reduce the amount of shading of the near shore environment by reducing total overwater coverage, and by raising the level of the dock in the nearshore from 7 inches to 4 feet 5 inches above OHW. Shading of the nearshore zone reduces nearshore productivity by reducing the primary production of phytoplankton and aquatic macrophytes resulting in a decrease in abundance of salmonid prey organisms.

Placement of rock in the nearshore zone will cover substrate, causing localized reductions in productivity. However, the rock will provide habitat complexity without creating a fish barrier and will create additional surface area below the waterline providing substrate for which will be equal or greater to the amount of substrate that is covered. Rounded boulders exist naturally in streams and lakes in the Pacific Northwest. The rock is preferable, both functionally and aesthetically, to the existing groin.

Each boulder will cover approximately 12.5 square feet of substrate in an area that is now completely covered by the groin and walkway.

Mitigation of Shoreline Impacts

The proposed project will use the following conservation measures in the design:

- protecting existing shoreline riparian vegetation by using existing access points to avoid disturbance to vegetation,
- minimizing the creation of potential habitat for salmonid predators by using grated decking and minimizing shading of nearshore habitat through structure design guidelines,
- limiting the new walkway to 4 feet wide,
- 72 square foot reduction of total overwater coverage,
- construction during in-water work windows for the protection of salmonids and using a boom/silt fencing to minimize turbidity,
- removal of an existing groin, resulting in restored sediment movement and reduced trash accumulation, and removing a potential fish barrier

- stepping back a section of the existing bulkhead,
- adding rounded boulders to increase habitat complexity along the shoreline,
- removal of an existing treated timber deck from the shoreline,
- replacement of an upland treated timber patio surface with granite pavers that will allow infiltration of rainwater between the pavers, and
- using standard approved construction measures that follow the requirements of the Hydraulic Project Approval and Corps permits.

Performance Standards

The project is self mitigating and performance standards are not applicable.

Conclusion

The proposed pier will meet or exceed the protection intended by the COB code as discussed above. The proposed pier configuration appears to meet the overall intent of the COB shoreline code and the Corps RGP 3 for single family piers.

References

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Kerwin, J., 2001. Salmon and Steelhead Habitat Limiting Factors Report for the Cedar – Sammamish Basin (Water Resource Inventory Area 8). Washington Conservation Commission. Olympia, WA.

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PHOTOS OF EXISTING CONDITIONS

Timber patio to be removed.

Timber dock to be removed. Note accumulation of gravels because of groin.

View of existing dock. Boat storage on left side to remain.

Dock to be removed, note groin and accumulation of debris

Groin to be removed.

Deeper water and shoreline. Proposed grated deck will be along edge of the existing pier.

Decking to be removed.

Photo of existing conditions

Regional Vicinity
Source: Yahoo Maps

Detail
Source: King County iMap

Figure 1
Vicinity Map